

Anael Dominguez (CDI: Planning)

To: Brian Stewart (Administration); Jennifer Rivera (Administration)
Subject: RE: New request received

From: Hall County Government <do_not_reply@civicplus.com>
Sent: Sunday, October 1, 2023 1:57 PM
To: Brian Stewart (Administration) <bstewart@hallcounty.org>
Subject: New request received

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Category Planning & Zoning has received a new request.

Here is what we have on file:

All

#1582

Category: Planning & Zoning
Priority: 3
Assigned To: Stewart Brian
Submitted: 10/1/2023 1:57 PM
Source: Website 172.71.26.157

SUBMITTER

Linda M FitzGerald
3505 Montvale Dr
Gainesville, GA 30506

[View Request](#)

CONTACT

lindafitz3@gmail.com
6786134709

3321 MontvaleDr
Gainesville , GA 30506

REQUEST DETAILS

Description

Objection to four lot subdivision, zoning application
October 1, 2023

Dear County, Commission,

I am writing to state my concerns and opposition to Zachary MILNE's application to the County Commission for a Four Lot subdivision to be located at the top of my street in a small single-family subdivision, Lanier Northwest.

Presently the neighborhood is comprised of single-family homes on large lots. Mr. Meline owns three lots across the street from the subject property, also at the top of the street, and is presently operating an Airbnb in a tiny house he already owns.

Adding a subdivision of tiny homes for rental properties at the top of the street is inconsistent with the neighborhood. None of the tiny homes would have a lake access, which means they would probably be seeking Lake access, and this could potentially create a problem for the existing homeowners. Overnight rentals also increase the potential for parties,

traffic and brings people with no interest in the neighborhood into our lives.

Presently, it is a very quiet street and subdivision made up of individual homeowners who take pride in their homes. I believe the introduction of a tiny home subdivision at the top of the street would greatly hurt our property value and greatly diminished the character of our wonderful neighborhood. If the commission decides to approve the zoning application, we believe that the applicant should be required to only build single-family homes consistent with the homes presently on the street . We would also ask that there be restrictions on these homes prohibiting daily rentals. These conditions would help preserve the neighborhood and our property values. Please help us protect our community.

Sincerely, Linda M FitzGerald.

Your Information

Name

Linda M FitzGerald

Fax Number

Email Address

lindafitz3@gmail.com

Preferred Contact Method

email

Anael Dominguez (CDI: Planning)

To: Brian Stewart (Administration); Jennifer Rivera (Administration)
Subject: RE: New request received

From: Hall County Government <do_not_reply@civicplus.com>
Sent: Monday, October 2, 2023 5:12:28 PM
To: bstewart@hallcounty.org <bstewart@hallcounty.org>
Subject: New request received

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Category Planning & Zoning has received a new request.

Here is what we have on file:

All

#1588

Category: Planning & Zoning
Priority: 3
Assigned To: Stewart Brian
Submitted: 10/2/2023 5:12 PM
Source: Website 172.69.65.243

SUBMITTER

TIWAN/ ANITA BRADFORD
2965 MANOR RDG
Gainesville, GA 30506

[View Request](#)

CONTACT

ANITA.BRADFORD@TYSON.COM
678-768-5334

3321 MONTVLE DR
GAINESVILLE, GEORGIA 30506

REQUEST DETAILS

Description

WE ARE COMPLETELY AGAINST A 4-LOT TINY HOME HOUSE RENTALS ON MONTVALE DRIVE. I HAVE 3 DAUGHTERS AND DON'T WANT NEW OR UNKNOWN PEOPLE LIVING IN THE NEIGHBORHOOD. HAVING THIS TYPE OF RECREATION CREATES PROBLEMS WITH EXTRA TRAFFIC, THEFT IN HOME AND OUR VEHICLES. THIS WOULD ALSO DRIVE OUR PROPERTY VALUE IN THE GROUND. PLEASE DO NOT APPROVE THIS ZONING.

Your Information

Name

TIWAN/ ANITA BRADFORD

Fax Number

Email Address

ANITA.BRADFORD@TYSON.COM

Preferred Contact Method
email

Anael Dominguez (CDI: Planning)

To: Brian Stewart (Administration); Jennifer Rivera (Administration)
Subject: RE: New request received

From: Hall County Government <do_not_reply@civicplus.com>
Sent: Monday, October 2, 2023 3:00 PM
To: Brian Stewart (Administration) <bstewart@hallcounty.org>
Subject: New request received

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Category Planning & Zoning has received a new request.

Here is what we have on file:

All

#1587

Category: Planning & Zoning
Priority: 3
Assigned To: Stewart Brian
Submitted: 10/2/2023 3:00 PM
Source: Website 172.71.22.212

SUBMITTER

**Brad & Shelley Schultheis,
Randall Davis**

3241 Manor Ridge
Gainesville, GA 30506

CONTACT

[View Request](#)

3321 Montvale Drive
Gainesville, Georgia

REQUEST DETAILS

Description

Dear County Commission,
I am writing to express strong opposition to Zachary Milne application to the county commission for a four-lot subdivision within our current subdivision of Lanier Northwest. Mr. Milne owns three lots directly across the street on Montvale Drive. This rezoning would provide the "opportunity" to add six additional tiny house rentals - in the addition to the one he currently operates and rents (on a daily basis) through Airbnb. <https://www.airbnb.com/rooms/782039003194543745>

I strongly oppose providing the opportunity to add six additional rental properties, particularly tiny house rentals, for the following reasons:

1. The introduction of tourist to an established single family home neighborhood is inconsistent with its

general purpose - single family residences. Residents of LNW have chosen this single-family neighborhoods for the quality of life it offers, including safety, privacy, the expectation of a sound investment, and a sense of community.

2. Safety A. - Tourist traffic may increase the potential of vandalism.

3. Safety B. - The streets in LNW were designed for minimal traffic.

The streets are narrow, very hilly, curvy and have several blind spots. Tourists are unfamiliar with the nuances of these streets. An

increase in foot and/or vehicular traffic poses a significant safety concern. A traffic surge during

morning rush hours will negatively impact safety for children since students walk to school bus

pickup spots in the mornings and afternoons. In general, the area traffic is continuing to increase,

and heavy traffic is already common at times.

4. Short term rental units increase the potential for disruptive parties with renters and visitors of the

renter (who may not be contracted with the owner).

5. Multiple rental properties, whether tiny houses, duplex, condominiums or any sort of multi family

structure, will decrease existing home values.

6. Tiny houses are entirely inconsistent with the neighborhoods developed in the area.

7. Wildlife is prevalent in the area and further development is destroying their habitat. Any planned

development of the property should consider the continuing impact on local wildlife habitat. The

area has several species, some which may be endangered, so the planning commission should

investigate through the appropriate agency prior to approving development.

SOLUTION:

Should the Planning Commission approve the application, we ask that conditions be placed on the

rezoning:

1. Home size - 2500 square foot minimum. This represents an approximate average of the current houses

2. No daily rentals. Rental should be 30 days or longer.

3. The residents of LNW strongly value the unique character of our neighborhood. Any structures

proposed for the new lots should be consistent with the architectural integrity and style of its existing homes.

These conditions would contribute to the identity, safety and appeal of our neighborhood, and I wish to see them maintained.

Thank you for your continued service and support of our community.

Best regards,

Brad & Shelley Schultheis

SchultheisFamily@att.net

Randall Davis

Your Information

Name

Brad & Shelley Schultheis, Randall Davis

Fax Number

Email Address
Preferred Contact Method
email

Anael Dominguez (CDI: Planning)

From: Brian Stewart (Administration)
Sent: Monday, October 2, 2023 8:08 AM
To: Jennifer Rivera (Administration); Anael Dominguez (CDI: Planning)
Subject: FW: New request received

Brian Stewart
Digital Media Specialist
Hall County Government
O: (770) 297-2642 | C: (470) 623-0204



From: Hall County Government <do_not_reply@civicplus.com>
Sent: Sunday, October 1, 2023 9:51 PM
To: Brian Stewart (Administration) <bstewart@hallcounty.org>
Subject: New request received

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Category Planning & Zoning has received a new request.

Here is what we have on file:

All

#1584

Category: Planning & Zoning
Priority: 3
Assigned To: Stewart Brian
Submitted: 10/1/2023 9:51 PM
Source: Website 172.69.70.147

SUBMITTER

Dan and Susan Graveline
3440 Montvale Drive
Gainesville, GA 30506

CONTACT

Highsmith7@comcast.net
404/992-4477

[View Request](#)

3321 Montvale Drive
Lanier Northwest
Gainesville, GA 30506

REQUEST DETAILS

Description

We OPPOSE the re-Zoning application for Lanier Northwest by Zachary Milne

Your Information

Name

Dan and Susan Graveline

Fax Number

Email Address

Highsmith7@comcast.net

Preferred Contact Method

email

Anael Dominguez (CDI: Planning)

To: Brian Stewart (Administration); Jennifer Rivera (Administration)
Subject: RE: New request received

From: Hall County Government <do_not_reply@civicplus.com>
Sent: Monday, October 2, 2023 9:40:04 PM
To: bstewart@hallcounty.org <bstewart@hallcounty.org>
Subject: New request received

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Category Planning & Zoning has received a new request.

Here is what we have on file:

All

#1590

Category: Planning & Zoning
Priority: 3
Assigned To: Stewart Brian
Submitted: 10/2/2023 9:40 PM
Source: Website 172.71.26.244

SUBMITTER

Denise
Manor Ridge
Gainesville, GA 30506

[View Request](#)

CONTACT

3321 Montvale Dr
Gainesville, GA 30506

REQUEST DETAILS

Description

Mr. Milne, the owner of the lots, has applied for a four-lot subdivision within our current subdivision of Lanier Northwest. Additionally, he owns three lots directly across the street from the subject site on Montvale Drive. This rezoning would provide the "opportunity" to add six additional tiny house rentals - in addition to the one he currently operates and rents (on a daily basis) through Airbnb.com

The introduction of tourist to an established single family home neighborhood is inconsistent with its general purposes. We live in this neighborhood for safety, privacy, the expectation of a sound investment, and a sense of community. The addition of tourist traffic increases the potential of vandalism. Our roads are not built for the potential traffic this rezoning would cause. There have not been tiny homes in our subdivision until Mr. Milne started his venture.

Any planned development of the property should consider the continuing impact and adverse effects on the environment, traffic, safety, and property values. Multiple rental properties, whether tiny

houses, duplex, condominiums or any sort of multi family structure, will decrease existing homes values.

Your Information

Name

Denise

Fax Number

Email Address

Preferred Contact Method

email

October 2, 2023

Hall County Planning Commission
Hall County Government Center
2875 Browns Bridge RD
Gainesville, GA 30504

Regarding: 3321 Montvale Dr. Gainesville, GA 30506

Dear Sirs:

I am writing in regards to the rezoning application for Zachary Milne inside the Lanier Northwest Subdivision. Back in the early 80's my wife and I began to look for a place to build our dream home on Lake Lanier. We searched for many months looking for the right spot until we found Lanier Northwest. The neighborhood was well kept with nice homes and not full of trailers or other unkept homes. Most of the homes were larger maybe 2500 sq. ft. or so, which fit what we were looking for.

We chose to build our dream home, and after two and a half years of construction and a large investment we achieved our dream. 30 years later our dream is threatened with tiny homes and air B&B rentals which will decrease the value of our homes and change the character of the neighborhood. I have supported Hall county with my property taxes all these years. I wish to see my neighborhood remain the desirable place it has been all these years.



Thank you,
Leonard J Moniz, Jr.

Print

Planning Commission Comments - October 2, 2023 - Submission #80044

Date Submitted: 10/1/2023

Comments completed in the form below will be submitted into the record for the October 2, 2023 meeting of the Hall County Planning Commission.

First Name*

Linda

Last Name*

FitzGerald

Address1*

3505 Montvale Dr

Address2

City*

Gainesville

State*

GA

Zip*

30506

Zoning Item for Comment*

7. 3321 Montvale Drive

Select from the list below which zoning item you would like to register a comment on. Items are listed in the order in which they appear on the agenda.

Your Comments*

I strongly oppose Zachary Milne's application for a four small for lot subdivision to be located at the top of the my street. The neighborhood is currently made up of single-family homes on large lots. Homeowners take lots of pride in their homes and the creation of a four lot subdivision, made up of tiny houses, on the street would be completely inconsistent with the neighborhood. It is anticipated that these tiny houses will be listed for daily rentals on Airbnb. The neighborhood is not a commercial district, and the introduction of daily rentals would bring potential disruptive parties, traffic and strangers into an established neighborhood. The proposed location does not have lake access. Undoubtedly, renters will go looking for access, possibly through neighbors yards. Presently, the neighborhood is very quiet. Multiple rental properties in the neighborhood will decrease existing home values in the neighborhood and are completely inconsistent with the existing neighborhood we love. If the applicant is allowed to divide the property, any planned development should have restrictions placed on the rezoning, requiring the applicant to build homes consistent with those in the neighborhood. Please help us protect our neighborhood.

Please write your comments in the box above.

File Upload

No file chosen

If you have files, such as photos, videos or text documents to include with your comments, upload them in the box above.

Would you like follow-up communication?

lindafitz3@gmail.com

Please leave an email address and/or phone number if you would like a Hall County staff member to follow-up with you.

Anael Dominguez (CDI: Planning)

From: Brian Stewart (Administration)
Sent: Thursday, September 28, 2023 8:11 AM
To: Anael Dominguez (CDI: Planning)
Cc: Jennifer Rivera (Administration); Abril Olivas (Administration)
Subject: FW: New request received

Ana,

See below.

Thanks,

Brian Stewart
Digital Media Specialist
Hall County Government
O: (770) 297-2642 | C: (470) 623-0204



From: Hall County Government <do_not_reply@civicplus.com>
Sent: Wednesday, September 27, 2023 9:34 PM
To: Brian Stewart (Administration) <bstewart@hallcounty.org>
Subject: New request received

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Category Planning & Zoning has received a new request.

Here is what we have on file:

All

#1580

Category: Planning & Zoning
Priority: 3
Assigned To: Stewart Brian
Submitted: 9/27/2023 9:33 PM

SUBMITTER

Michael Longfield
3460 Montvale Drive
Gainesville, GA 30506

CONTACT

[View Request](#)

3321 Montvale Drive
Gainesville, GA 30506

REQUEST DETAILS

Description

Michael & Ava Longfield
3460 Montvale Drive
Gainesville, GA 30506

September 27, 2023

Dear Hall County Planning Commission,

We are writing to state our opposition to Zachary Milne's application to the Hall County Commission for a four-lot subdivision located at the southwest quadrant of Manor Ridge and Montvale Drive that is in our Lanier Northwest community.

We understand that Mr. Milne owns three lots directly across the street from the subject site on Montvale Drive, and this rezoning could provide an additional opportunity to add 6 more tiny house rentals, in the addition to tiny house he currently operates and rents daily through Airbnb.com.

We purchased a home in Lanier Northwest a few years ago due to its lake location, wonderful views and beautiful, tranquil setting surrounded by nature and wildlife. One of the key aspects of investing in this neighborhood was the peacefulness that exists among the single-family homes and the sense of community. We have enjoyed getting to know our neighbors and spending time with them, having dinners together, checking in on one another, etc.

We agree with the majority of homeowners in Lanier Northwest that Mr. Milne's request will disturb the appeal, safety and privacy of this neighborhood.

We have previously owned in communities with short term rentals, but these were all single-family homes in line with the current architecture, square footage and design of the existing homes within the community they resided. They were not tiny homes. Lanier Northwest is not set up to have a tiny house community within our single-family home neighborhood.

Our concerns of allowing Mr. Milne to operate several tiny home rentals in our community include:

Traffic/Safety: There will be increased traffic on our hilly and windy roads due to renter and cleaning crew arrivals and departures, along with other companies that are hired to maintain these structures on a daily, weekly and monthly basis. We have no sidewalks so school children and other pedestrians must walk the streets, and they would be at an increased potential for vehicular harm. We have many deer throughout our neighborhood that are often near and/or on the streets and this would increase the opportunity for more collisions with wildlife. A neighbor had significant damage to his vehicle last year, and he was very aware of the wildlife in the area. How many more accidents will occur with tiny home vacationers who are not aware of our roads and wildlife?

Home value: The introduction of structures that are not single-family

homes would significantly impact the value of the existing homes in our community. Again, Lanier Northwest is not a tiny home community. There are neighborhoods in North Georgia that consist solely of tiny homes. We would suggest to Mr. Milne that these kinds of communities would perhaps be more conducive to his investment interests.

Noise: Having numerous tiny home rental units could increase the potential for disruption and noise (both from the renters *and* any visitors of the renters), especially if there are multiple parties who booked several of the tiny homes at the same time. For residents who need to work the next day, having multiple occupied tiny home rental homes nearby could be problematic at times, especially if the management company is not able to enforce rules in their contracts.

Crime: As we hear about other neighborhoods dealing with vehicle and home vandalism/burglary increases, Lanier Northwest has not had to deal with these issues at their levels and we would like to continue to keep our community private and safe.

We agree with our HOA board and hope that your commission does not approve this request, but if it is approved, we believe conditions should be placed on the rezoning:

1. Home size should be 2,500 square foot minimum which is an approximate average of the current homes in our community.
2. Prior to approving any development, the planning commission should investigate the impact on the environment, traffic, safety, and property values.
3. Any structures proposed for the new lots should be reviewed and approved by the Lanier Northwest HOA board to ensure they are consistent with the average size, architectural integrity, and style of the existing homes in our community.

Thank you for listening to our concerns.

Sincerely,

Michael Longfield

Ava Longfield

Your Information

Name

Michael Longfield

Fax Number

Email Address

mtlongfield@comcast.net

Preferred Contact Method

email

Print

Planning Commission Comments - October 2, 2023 - Submission #80081

Date Submitted: 10/1/2023

Comments completed in the form below will be submitted into the record for the October 2, 2023 meeting of the Hall County Planning Commission.

First Name*

Michelle

Last Name*

Child

Address1*

3424 Lake Crest Drive

Address2

City*

Gainesville


State*

Georgia

Zip*

30506

Zoning Item for Comment*

7. 3321 Montvale Drive 

Select from the list below which zoning item you would like to register a comment on. Items are listed in the order in which they appear on the agenda.

Your Comments*

Dear Commissioners, I live in the Lanier Northwest Subdivision, and I oppose this rezoning. I understand I have no control over what Mr Milne does with his property, and with that I'm requesting you consider rezoning with restrictions. The restrictions requested would be a minimum 2500 square foot home or the average square footage of our neighborhood homes, excluding the "tiny home" Mr Milne has recently built on his property in this calculation. It is of great concern to myself and fellow neighbors, that Mr Milne will subdivide his property and fill those lots with tiny homes and rent them on Airbnb or VRBO as he is currently doing with the tiny home located on his property. Mr Milne has not been forthcoming with our neighborhood on his future plans with these lots, nor can we trust his word as he flat out lied to his adjacent neighbor. He told his adjacent neighbor he was building the recent tiny home he built for a mother-in-law room, then changed his story to it was going to be an office, to the truth being he built a tiny home and is renting it on Airbnb. This has not set well within our community.

I am asking the county to require a normal 2-way road access be installed on this tract of land for these new lots.

My husband and I have put everything into building our forever home in this subdivision, and we are extremely concerned about the loss of property value from this tiny home situation, and/or this motel style rental business we believe he is going to build. Please consider the consequences to our neighborhood value and honestly Hall County's tax bills if this becomes a tiny home subdivision.

Thank you for your consideration. Michelle Child

Please write your comments in the box above.

File Upload

No file chosen

If you have files, such as photos, videos or text documents to include with your comments, upload them in the box above.

Would you like follow-up communication?

Michelle@marinespecialties.net

Please leave an email address and/or phone number if you would like a Hall County staff member to follow-up with you.

Anael Dominguez (CDI: Planning)

Subject: FW: New request received

From: Hall County Government <do_not_reply@civicplus.com>
Sent: Thursday, September 28, 2023 1:13 PM
To: Brian Stewart (Administration) <bstewart@hallcounty.org>
Subject: New request received

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Category Planning & Zoning has received a new request.

Here is what we have on file:

All

#1581

Category: Planning & Zoning
Priority: 3
Assigned To: Stewart Brian
Submitted: 9/28/2023 1:13 PM
Source: Website 172.71.22.75

SUBMITTER

Sarah Hopkins
3235 Manor Ridge
Gainesville, GA 30506

[View Request](#)

CONTACT

shopkins88@msn.com
6092406663

3321 Montvalle
Gainesville, Georgia 30506

REQUEST DETAILS

Description

We are concerned that the problem location is looking to build multiple tiny houses to be used as short term rental properties in our residential neighborhood. This will increase foot and vehicle traffic that the roads in the neighborhood weren't built to accommodate. In addition, there will be increased possibility for noise and inappropriate behavior from short term renters.

Your Information

Name
Sarah Hopkins
Fax Number
Email Address
shopkins88@msn.com
Preferred Contact Method

email

Anael Dominguez (CDI: Planning)

From: Brian Stewart (Administration)
Sent: Wednesday, September 27, 2023 12:50 PM
To: Anael Dominguez (CDI: Planning)
Subject: FW: New request received

Brian Stewart
Digital Media Specialist
Hall County Government
O: (770) 297-2642 | C: (470) 623-0204



From: Hall County Government <do_not_reply@civicplus.com>
Sent: Wednesday, September 27, 2023 11:28 AM
To: Brian Stewart (Administration) <bstewart@hallcounty.org>
Subject: New request received

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Category Planning & Zoning has received a new request.

Here is what we have on file:

All

#1578

Category: Planning & Zoning
Priority: 3
Assigned To: Stewart Brian
Submitted: 9/27/2023 11:28 AM
Source: Website 172.71.26.41

SUBMITTER

Scott Lippman
3500 Montvale Drive
Gainesville, GA 30506

CONTACT

scottilippman@charter.net
770-361-5174

[View Request](#)

3321 Montvale Drive
Gainesville, Georgia

REQUEST DETAILS

Description

Ladies and Gentlemen of the Planning and Zoning Commission.

Thank you for allowing me the opportunity to comment. I am a concerned about the rezoning application for the property at 3321 Montvale Drive. I am member of this community, a community that I, like many others here, hold dear to my heart.

Allow me to clarify, I are not against responsible development. I understand the need for growth and progress in our county, and respect the rights of the rezoning applicant. It is prudent, however, to consider the long-term implications, not necessarily of the zoning itself but what the rezoning potentially brings to the neighborhood of Lanier Northwest.

I can not imagine anyone being opposed the applicant dividing his property. He has every right to do so. The opposition relates to our belief that Mr. Milne plans to construct "tiny homes" for daily rental through Airbnb, on the three lots in question, plus the three (3) lots he recently purchased directly across the street at 3276, 3288 and 3291 Montvale Dr.

This would allow six (6) tiny houses that could all be rented out on a daily basis. This would prove most unfortunate for everyone in our community, with perhaps the exception of the applicant, Mr. Milen.

Turning a section of Lanier Northwest into a tourist destination for short term rentals poses potential safety hazards, both to the renters and the existing residents. Increased traffic, unfamiliar faces, and the comings and goings of short-term renters would disrupt the serene atmosphere our community, one we have enjoyed for many years.

Moreover, there is a looming threat to the value of our existing homes. Many of us have invested our life savings and hard work into homes that we cherish. Allowing the construction of tiny houses, or any type of home that is used for daily rentals, diminishes the value of these properties, robbing us of the very essence that makes our community so special.

We appreciate the potential economic benefits the rezoning applicant sees in this project. However, it's important to balance economic interests with the well-being of the overall community. Lacking restrictions on dwelling size and use, risk setting a precedent that may create unforeseen negative consequences for all of Hall County.

I respectfully urge the County Planning and Zoning Commission to carefully consider the potential consequences of this rezoning application and prioritize the safety, property values, and quality of life for the residents who have lived here for years, those who have built their dream home, and those who might choose to live here in the future. Please, let's work together to preserve the unique character of our community and ensure its long-term sustainability.

Sincerely,
Scott Lippman

Your Information

Name

Scott Lippman

Fax Number

Email Address
scotlippman@charter.net
Preferred Contact Method
email

Anael Dominguez (CDI: Planning)

From: Brian Stewart (Administration)
Sent: Wednesday, September 27, 2023 12:50 PM
To: Anael Dominguez (CDI: Planning)
Subject: FW: New request received

Brian Stewart
Digital Media Specialist
Hall County Government
O: (770) 297-2642 | C: (470) 623-0204



From: Hall County Government <do_not_reply@civicplus.com>
Sent: Wednesday, September 27, 2023 11:25 AM
To: Brian Stewart (Administration) <bstewart@hallcounty.org>
Subject: New request received

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Category Planning & Zoning has received a new request.

Here is what we have on file:

All

#1577

Category: Planning & Zoning
Priority: 3
Assigned To: Stewart Brian
Submitted: 9/27/2023 11:25 AM
Source: Website 172.71.26.41

SUBMITTER

Skip Paterson
3497 Montvale Drive
Gainesville, GA 30506

CONTACT

skipaterson@msn.com
303-941-1714

[View Request](#)

3321
Montvale
Drive
Gainesville,
Georgia

REQUEST DETAILS

Description

Dear Planning Commission,

We are writing to express strong opposition to Zachary Milne's application to the county commission for a four-lot subdivision within our current subdivision of Lanier Northwest. The proposed rezoning is located at the southwest quadrant of Manor Ridge and Montvale Drive.

Mr. Milne owns three lots directly across the street from the subject site on Montvale Drive. This rezoning would provide the "opportunity" to add six additional tiny house rentals - in the addition to the one he currently operates and rents (on a daily basis) through Airbnb.

https://www.airbnb.com/rooms/782039003194543745?adults=1&children=0&infants=0&location=Gainesville%2C%20GA&check_in=2024-01-09&check_out=2024-01-14&source_impression_id=p3_1694952833_7KsG0VPSNV5%2F9yoL&previous_page_section_name=1001

We do not know with certainty what Mr. Milne has planned for his rezoned lots (and the three lots across the street). We have no objection to responsible development, however, it is incumbent on the board to act in such a way that protects the existing and future homeowners from any zoning or development that could adversely effect the neighborhood.

Lanier Northwest (LNW) is a quiet, well-established neighborhood on the beautiful shores of Lake Lanier. Conveniently located less than an hour from Atlanta and just minutes from Gainesville and Dawsonville Georgia off SR-53. The community enjoys rolling hills, lovely homes on wooded lots and majestic views of Lake Lanier and the north Georgia mountains.

The neighborhood formed an association in September, 1973 and serves as a forum for neighborhood concerns. A Neighborhood Watch Program is in effect to promote safety for all residents and we maintain regular contact with the Hall County Sheriff's Office for updates, alerts and advisories. The voluntary association takes community action to deal with zoning and development issues and hosts social activities (prior to COVID). Lanier Northwest has 72 property owners, an active Voluntary Member Association and a dedicated board of directors who volunteer their time to serve the community.

The Voluntary Association maintains a subdivision website, Lanier Northwest, property owners directory, entrance subdivision sign and streetlights within the subdivision. Since 2008 we have requested property owners comply voluntarily with the original LANIER NORTHWEST RESTRICTIVE COVENANTS which are posted on our website, <http://www.laniernorthwest.com/admin2/adminfiles/finder.php> . This voluntary compliance has maintained Lanier Northwest as a quiet, well-established neighborhood on the beautiful shores of Lake Lanier with a strong community bond.

The board is actively working on the reinstatement of our HOA and updating our covenants to include a minimum six-month rental requirement for properties, while ensuring full compliance with local laws and regulations.

ISSUE:

The majority of residents in the Lanier Northwest neighborhood are completely opposed to the addition of rental properties, specifically tiny houses, for the following reasons:

1. The introduction of tourist to an established single family home neighborhood is inconsistent with its general purpose – Single Family residences. Residents of LNW have chosen this single-family neighborhood for the quality of life it offers, including safety, privacy, the expectation of a sound investment, and a sense of community.
2. Safety A. - Tourist traffic may increase the potential of vandalism.
3. Safety B. - The streets in LNW were designed for minimal traffic. The streets are narrow, very hilly, curvy and have several blind spots. Tourists are unfamiliar with the nuances of these streets. An increase in foot and/or vehicular traffic poses a significant safety concern. A traffic surge during morning rush hours will negatively impact safety for children since students walk to school bus pickup spots in the mornings and afternoons. In general, the area traffic is continuing to increase, and heavy traffic is already common at times.

4. Short term rental units increase the potential for disruptive parties with renters and visitors of the renter (who may not be contracted with the owner).
5. Multiple rental properties, whether tiny houses, duplex, condominiums or any sort of multi family structure, will decrease existing home values.
6. Tiny houses are entirely inconsistent with the neighborhoods developed in the area.
7. Wildlife is prevalent in the area and further development is destroying their habitat.
8. Any planned development of the property should consider the continuing impact and adverse effects on the environment, traffic, safety and property values.

SOLUTION:

Should the Planning Commission approve the application, we ask that conditions be placed on the rezoning:

1. Home size - 2500 square foot minimum. This represents an approximate average of the current houses.
2. No daily rentals. Rental should be a minimum of six months.
3. The residents of LNW strongly value the unique character of our neighborhood. Any structures proposed for the new lots should be reviewed and approved by the board to ensure consistency with the average size, architectural integrity and style of the existing homes.
4. Prior to approving any development the planning commission should investigate the impact on the environment, traffic, safety and property values.

These conditions would contribute to the identity, safety and appeal of our neighborhood, and we wish to see them maintained for the benefit of current and future residents.

Thank you for your continued service and support of our community.

Best regards,

Lanier Northwest Subdivision Board

Your Information

Name

Skip Paterson

Fax Number

Email Address

skipaterson@msn.com

Preferred Contact Method

email

Anael Dominguez (CDI: Planning)

To: Brian Stewart (Administration); Jennifer Rivera (Administration)
Subject: RE: New request received

From: Hall County Government <do_not_reply@civicplus.com>
Sent: Sunday, October 1, 2023 10:02 PM
To: Brian Stewart (Administration) <bstewart@hallcounty.org>
Subject: New request received

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Category Planning & Zoning has received a new request.

Here is what we have on file:

All

#1585

Category: Planning & Zoning
Priority: 3
Assigned To: Stewart Brian
Submitted: 10/1/2023 10:02 PM
Source: Website 172.71.31.25

SUBMITTER

Susan Graveline
3440 Montvale Drive
Gainesville, GA 30506

[View Request](#)

CONTACT

Highsmith7@comcast.net
404/992-4477

3321 Montvale Drive
Lanier Northwest
Gainesville, GA 30506

REQUEST DETAILS

Description

Dear Commissioner Powell:

We are very concerning about the possible re-zoning at 3321 Montvale Drive for a four-lot subdivision by Zachary Milne. Our sub-division, Lanier Northwest, has been single family home zoning since we purchased and built our home in 1991. We oppose any type of re-zoning other than the intended single family housing we sought when we purchased our property.

Currently, a house is under construction (being piece mill built by the owner) which has defied our covenants and seemingly has no direction from county inspections. It is a complete eyesore at the top of Montvale Hill as you enter our subdivision. As a result, we do not want to miss current opportunity to thwart any future developments which will impact our property values and sense of community.

We OPPOSE any re-zoning effort for Lanier Northwest.

Sincerely,

Dan and Susan Graveline
3440 Montvale Drive
Lanier Northwest
Gainesville, GA. 30092
Highsmith7@comcast.net
Dgraveline7@gmail.com

Your Information

Name

Susan Graveline

Fax Number

Email Address

Highsmith7@comcast.net

Preferred Contact Method

email

Anael Dominguez (CDI: Planning)

To: Abril Olivas (Administration)
Subject: RE: New request received

From: Hall County Government <do_not_reply@civicplus.com>
Sent: Wednesday, September 27, 2023 12:22 PM
To: Brian Stewart (Administration) <bstewart@hallcounty.org>
Subject: New request received

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Category Planning & Zoning has received a new request.

Here is what we have on file:

All

#1579

Category: Planning & Zoning
Priority: 3
Assigned To: Stewart Brian
Submitted: 9/27/2023 12:21 PM
Source: Website 172.71.30.129

SUBMITTER

willis lee reno
3406 Montvale dr.
Gainesville, GA 30506
CONTACT
butchreno1@gmail.com
7703131891

[View Request](#)

3321 Montvale Dr.
Gainesville, GA 30506

REQUEST DETAILS

Description

Dear County Commission

I am in strong opposition to Zachery Milne application for a four lot subdivision within our current subdivision of Lanier Northwest. Mr Milne owns three lots across the street from the subject site on Montvale Drive. This rezoning would provide the "opportunity" to add six additional tiny house rentals-in addition to the one he currently operates on a daily basis through Airbnb. I oppose allowing additional rental properties, particularly "tiny houses" on the subject four lots in the zoning application and also on the three lots on Montvale Drive for the following reasons.

1. The introduction of tourist to an established single family home neighborhood is inconsistent with it general purpose.
- 2 Safety, The streets in LNW were designed for minimal traffic. They are narrow, very hilly, curvy, blind spots and with no outlets. Currently large trucks (garbage type) must back down Montvale due to the severity of the turnaround . Tourest / pulling boats are unfamiliar with our streets poses a significant safety concern. Drive way access with existing homes is already limited.Additional cuts in the area

on Montvale especially for Tiny house guest would be dangerous for traffic and guest alike.

3. Short term rental units (tiny houses all in a row) increase the potential for disruptive parties ,vandalism from visitors who may not be contracted with the property owner.

4. The current property tax base for existing homes in LNW must be in the Millions. The introduction of short term rental property such as tiny houses, will decrease home values not only for the owners but for the county.

SOLUTION

Should the planning commission approve the current zoning application we ask that conditions be placed on the rezoning.

A .Home size- 2500 square foot minimum.

B. No daily rentals. Rentals should be a minimum of six months.

C.Discontinue issuance or expansion of business license for Tiny Houses in LNW subdivision.

D. The residents of LNW strongly value the unique character of our neighborhood. Any structure proposed for the new lots should be reviewed and approved by the board to ensure consistency with the average size, architectural integrity and style of existing homes.

E. Prior to approving any development the planning commission should investigate the impact on the environment, traffic, safety and property values.

These conditions would contribute to the identity, safety and appeal of our neighborhood, and I wish to see them maintained.

Thank you for your continued service and support of our community.

Best regards,

Bill and Mona Reno

Your Information

Name

willis lee reno

Fax Number

Email Address

butchreno1@gmail.com

Preferred Contact Method

email

Anael Dominguez (CDI: Planning)

From: Katie L. Greenway (CDI: Planning)
Sent: Monday, November 6, 2023 8:20 AM
To: Anael Dominguez (CDI: Planning)
Cc: Randi Doveton (CDI: Planning); Beth Garmon (CDI: Planning)
Subject: FW: LNW Milne Zoning
Attachments: LNW re Milne Board Letter 11.02.2023.docx

Ana,

Please add to public comment.

Thank you,

Katie Greenway
Principal Planner
Hall County Community Development and Infrastructure
(direct office) 770-297-2649
klgreenway@hallcounty.org



From: SKIP PATERSON <skipaterson@msn.com>
Sent: Sunday, November 5, 2023 2:53 PM
To: Randi Doveton (CDI: Planning) <rdoveton@hallcounty.org>; Billy Powell (County Commission) <bpowell@hallcounty.org>; Chris Braswell (Planning) <cbraswell@hallcounty.org>
Cc: Katie L. Greenway (CDI: Planning) <klgreenway@hallcounty.org>
Subject: Fw: LNW Milne Zoning

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

WARNING: This communication has been detected as containing an attachment - Proceed with caution

FYI

Thank you for all the help and time you have provide us. We have reach a mutually beneficial agreement with Mr. Milne (see attached)but the issue below still need to be addressed.

Skip Paterson
303.941.1714
----- Original Message -----
From: [SKIP PATERSON](#)

To: [Katie L. Greenway \(CDI: Planning\)](#)
Cc: [Guhljerry](#) ; [Kim Kloecker](#) ; [Scott Lippman](#) ; [Tom Child](#)
Sent: Sunday, November 5, 2023 2:23 PM
Subject: LNW Milne Zoning

Hi Katie,

Below is an email I sent to Mr. Milne explaining LNW residents will be requesting an erosion mediation plan be included as a condition for the properties he plans to develop. Mr. Milne made statements this weekend that he plans to cut down all the trees on the lots he owns on the north side of Montvale Drive. Mr. Milne believes this will increase the value of the lots he is requesting to be subdivided. See my email below..

Also, we plan to request a further explanation as to why is the county allowing Mr. Milne to operate a rental unit. What liability exists for the renters, county and Mr Milne since this rental unit has no occupancy certificate, no permits or code inspections. Mr. Milne stated to residents it would cost him too much to cancel his agreement with ABNB and will continue rentals with existing reservations through March of 2024. Attached is the ABNB Host Cancellation Policy which clearly states reasonable ways for Mr. Milne to end his arrange with ABNB <https://www.airbnb.com/help/article/990>

Please pass this along to the Commissioners.

Thanks,

Skip Paterson

Email to Mr. Milne 11.05.2023

Zack,

During our discussions you mentioned that you are considering several option for the lots you purchased on the north side of Montvale Drive. The biggest concerns neighbors have are erosion issues caused from the cutting down trees on the steep hillsides on both sides of Montvale Drive. You may not be aware of this but after heavy rainstorms minor flooding occurs on Montvale Drive caused by the driveway constructed on lot four of your proposal. Cutting trees on a steep hillside can significantly accelerate erosion for several reasons:

- 1. Loss of Root Structure: Tree roots play a crucial role in stabilizing soil on steep slopes. When trees are cut down, the root systems that once held the soil in place are no longer there to anchor it. This makes the soil more vulnerable to erosion by wind and water.*
- 2. Increased Surface Runoff: Trees help absorb and slow down rainfall, reducing the amount of water that runs off the slope. Without trees, more rainfall can flow over the surface, leading to increased surface runoff. This runoff can transport sediment and erode the soil as it flows downhill.*
- 3. Weakened Soil Structure: Tree roots help bind soil particles together and improve soil structure. Without these roots, the soil can become more prone to erosion, as it is more likely to be detached and carried away by flowing water.*
- 4. Reduced Canopy Cover: Tree canopies provide shade and intercept rain, reducing the impact of raindrops on the soil surface. When trees are removed, the soil is exposed to the full force of raindrops, which can dislodge soil particles and exacerbate erosion.*

5. *Increased Landslides: Cutting trees on steep hillsides can also increase the risk of landslides. Trees provide stability and can prevent soil from sliding down the slope. When trees are removed, the likelihood of landslides due to increased soil instability can rise.*

Based on these concerns we will be requesting that the planning commission consider placing an erosion mediation plan requirements for the all the properties you are planning to develop. If you have such a plan, it would be great if you could share this plan with the residents.

Please call me if you have any question.

*Skip Paterson
303.941.1714*

November 3, 2023

Dear Planning Commission,

We are writing to express the neighbors conditional support to Zachary Milne application to the county commission for a four-lot subdivision within our current subdivision of Lanier Northwest. The proposed rezoning is located at the southwest quadrant of Manor Ridge and Montvale Drive. Mr. Milne owns three lots directly across the street on Montvale Drive. This would give Mr. Milne the opportunity to add six additional tiny house rentals in addition to the one Mr. Milne is currently operating and renting on a daily basis until his existing bookings end.

ISSUE:

The majority of residents in the Lanier Northwest neighborhood are completely opposed to the addition of rental properties, specifically tiny houses, for the following reasons:

1. The introduction of tourist to an established single family home neighborhood is inconsistent with its general-purpose, single-family residences. Residents of LNW have chosen this single-family neighborhoods for the quality of life it offers, including safety, privacy, and a sense of community.
2. Safety A. - Tourist traffic increases the potential of vandalism.
3. Safety B. - The streets in LNW were designed for minimal traffic. The streets are narrow, very hilly, curvy and have several blind spots. Tourists are unfamiliar with the nuances of these streets. An increase in foot and/or vehicular traffic poses a significant safety concern. A traffic surge during morning rush hours will negatively impact safety for children since students walk to school bus pickup spots in the mornings and afternoons. In general, the area traffic is continuing to increase, and heavy traffic is already common at times from Manor Ridge on to Dawsonville Highway.
4. Short term rental units increase the potential for disruptive parties with renters and visitors of the renter who may not be contracted with the owner.
5. Multiple rental properties, whether tiny houses, duplex, condominiums, or any sort of multi family structure, will decrease existing home values.
6. Tiny houses are completely inconsistent with the neighborhoods developed in the area.
7. Wildlife is prevalent in the area and any development will destroy their habitat. Any planned development of the property should consider the continuing impact on local wildlife habitat. The area has several species. some which may be endangered, so the planning commission should investigate through the appropriate agency prior to approving development.

As requested by the commission the neighbors had two productive meetings with Mr. Milne to discuss his plan and the neighbors' concerns and reach a mutually beneficial solutions.

SOLUTIONs:

Should the Planning Commission deem it appropriate to allow the subdividing of Mr., Milne lots the following conditions were agreed to by Mr. Milne and the neighbors as we ask that conditions be placed on the rezoning:

1. Any structures proposed for the new lots should be consistent with (or exceed) the architectural integrity and style of its existing homes.
2. Home size - 1500 square foot minimum. The same requirement that all neighbors have complied with its past years.
3. No multi lot property owner including Owner/Partnerships/LLCs can operate more than two daily rentals. This was proposed by Mr. Milne based on the agreement that a cluster of daily rentals properties would reduce the property values of the whole subdivision.

These conditions were agreed to by Mr. Milne and the residents in a meeting on Thursday night November 2.

One additional consideration is Mr. Milne explained that his plans are to maintain the privacy of the houses along Montvale. A requirement of fifty plus trees must remain on the lots would help achieve this intention by Mr. Milne.

These conditions would contribute to the identity, safety, and appeal of our neighborhood, and we wish to see them maintained for the benefit of current and future residents.

Thank you for your continued service and support of our community.

Best regards,

Iain "Skip" Paterson

770.718.0962

Lanier Northwest Subdivision Board